

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 4
Mtg. Date June 20, 2017
Dept. Development Services Department

Item Title: **Public Hearing to Consider Variance Request VA1-700-0001 to Modify Development Standards Requiring Two Off-street Parking Spaces to be Garaged in the Residential Low Zoning District.**

Staff Contact: Michael Viglione, Assistant Planner
David De Vries, Development Services Director

Recommendation:

- 1) Conduct the public hearing; and
- 2) Either adopt a Resolution (**Attachment B**) approving Variance application VA1-700-0001 granting a modification of off-street parking requirements; or adopt a Resolution (**Attachment C**) denying Variance application VA1-700-0001 upholding off-street parking requirements.

Item Summary:

On October 12, 2016, the Code Enforcement Division issued an Administrative Citation for non-permitted construction to the property owner at 6547 MacArthur Drive. The non-permitted construction included the conversion of existing garages to habitable space leaving the property without the two garaged off-street parking spaces required by the Residential Low (RL) Zoning District. The property owner applied for a variance to modify the Development Standard in order to allow the two required parking spaces to be unenclosed (without a garage), but not visible from the adjacent public street, MacArthur Drive.

Fiscal Impact:

No fiscal impact.

Environmental Review:

- | | |
|---|---|
| <input type="checkbox"/> Not subject to review | <input type="checkbox"/> Negative Declaration |
| <input checked="" type="checkbox"/> Categorically Exempt, Section 15301 | <input type="checkbox"/> Mitigated Negative Declaration |

Public Information:

- | | | |
|---|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Newsletter article | <input checked="" type="checkbox"/> Notice to property owners within 500 ft. |
| <input checked="" type="checkbox"/> Notice published in local newspaper | <input type="checkbox"/> Neighborhood meeting | |

Attachments:

- | | |
|---------------------------------|---|
| A. Staff Report | E. Code Enforcement Administrative Citation |
| B. Draft Resolution of Approval | F. Site Photos |
| C. Draft Resolution of Denial | G. Aerial and Vicinity Map |
| D. Letters from the Applicant | H. Exhibit A – Project Plans |

Attachment A

LEMON GROVE CITY COUNCIL STAFF REPORT

Item No. 4

Mtg. Date June 20, 2017

Item Title: Public Hearing to Consider Variance Request VA1-700-0001 to Modify Development Standards Requiring Two Off-street Parking Spaces to be Garaged in the Residential Low Zoning District.

Staff Contact: Michael Viglione, Assistant Planner
David De Vries, Development Services Director

Application Summary:

APPLICANT/OWNER:	Miroslav Tomic, 6547 MacArthur Drive, Lemon Grove, CA 91945.
PROPERTY LOCATION:	6547 MacArthur Drive. APN: 478-220-05-00. The site is located on the south side of MacArthur Drive approximately 1,200 feet east of its intersection with Federal Boulevard.
PROJECT AREA:	1.03 acres (44,867 square feet).
EXISTING ZONE:	Residential Low (RL).
GENERAL PLAN LAND USE DESIGNATION:	Low Density Residential.
SURROUNDING PROPERTIES:	North: Single-family residential. South: Single-family residential. East: Single-family residential. West: Single-family residential.
ENVIRONMENTAL IMPACT:	The project is Categorically Exempt from the California Environmental Quality Act Section 15301, Class 1. Mitigation measures are not required and no environmental impact is anticipated.

Attachment A

Background

The subject property slopes significantly from its frontage along MacArthur Drive to its back yard such that the rear property line sits about 60 feet below the front of the house along MacArthur Drive making the rear portion of the property difficult to see by pedestrians along MacArthur Drive. The property is nearly 100 feet wide and approximately 447 feet deep on average and was created by the Sonka Urban Heights subdivision in 1946. The original residence, attached garage, basement, pool house and swimming pool were constructed with permits in 1955. In 2004, three separate completed building permits allowed for the addition of two balconies and a new entry way on the main floor of the residence and a detached garage behind the residence. Code Enforcement action in 2016 revealed that the original basement, the garage attached to the residence and the newer detached garage were all converted to habitable spaces without building permit approval. It is unclear how many separate households may have been utilizing the unpermitted habitable areas, however, after code enforcement action, only the property owner resides on the premises (no separate rental units currently exist).

The Code Enforcement Division required that the property owner legalize all non-permitted construction on the property either by obtaining building permits or returning the structures to their original, legal conditions through demolition and interior improvement permits. Since originally receiving the Administrative Citation, the property owner has sought to legalize this non-permitted construction to the greatest extent possible without demolition, however, permitting both garage conversions without constructing two additional garaged parking spaces is not allowed in the Residential Low Zoning District. The development standards require two garaged spaces with each primary single-family residence. To address this issue, the property owner filed a Variance application on January 2, 2017 to modify the two garaged parking space requirement and provide four parking spaces with wheel stops on a gravel ground cover uncovered (no garage or carport) in the rear yard out of sight from through traffic on MacArthur Drive.

The property owner states that returning the non-permitted garage conversions to their original conditions would destroy art and architectural elements of substantial value and significance. Specific reference was made to the stone inlay floor in the main house garage conversion, an artistic fountain and front wall and gate on the driveway in front of the main house off of MacArthur Drive and the plaster finished art wall in place of the removed garage door in the detached garage conversion in the rear of the property.

In a letter to City Council dated May 16, 2017 (**ATTACHMENT D**), the applicant opines that the Variance application satisfies the required findings outlined in Municipal Code Section 17.28.060.B. He asserts that: the uncommon zoning designation, size and topography of the lot, the small percentage of RL properties in apparent compliance with off-street parking requirements, lack of impact to the public and apparent consistency with the off-street parking conditions of nearby properties warrant approval of his variance application.

The property owner also states that returning the property to its original permitted condition or complying with the requirements of the zone through construction of additional garaged parking is not financially feasible as it would constitute a financial and physical hardship. As evidence of this hardship, the applicant provided a separate letter to City Council dated June 1, 2017 (**ATTACHMENT D**) which describes in detail the life events and financial circumstances preventing compliance with Municipal Code Off-Street Parking requirements.

Attachment A

On May 18, 2017, the property owner furnished an undated document (**ATTACHMENT D**) signed by the residents of five nearby properties indicating their support for his parking variance application.

Discussion

As a development regulation, the off-street parking requirement is a component of the larger Zoning Ordinance, the purpose of which is to promote, protect and preserve the public health, safety, peace, comfort and general welfare through the regulation of property and land use. Further, the stated purpose of the Landscaping and Screening regulations in Section 17.24.050.A is to “protect individual properties from undesirable impacts generated by surrounding land uses and general urban activity, and to improve the appearance of neighborhoods in the City by providing adequate landscaping and screening.” The inclusion of a screening requirement for vehicle parking in these regulations clearly indicates the potential for parking to become a visual nuisance. Staff believes that the off-street parking requirement articulated in the zone is intended to protect the public in this regard and that the purpose of the garage requirement is to retain the appearance of a traditional single-family residence and to limit the number of vehicles in view from public streets and places.

The parking area in the Variance application is proposed between the detached garage (converted to an accessory dwelling unit) and the pool behind the main residence. The topography of the lot is such that the elevation of the proposed four space parking pad at its highest point is at least 10 full feet below the grade of main residence along its frontage on MacArthur Drive. In conjunction with the mature trees and shrubs along the property lines, this position both behind and lower than the residence, serves to completely obscure the proposed parked vehicles from view along MacArthur Drive. Should the City Council approve the Variance, a condition of approval will require that these four uncovered vehicle parking spaces be retained on the site. The number of parking stalls proposed exceeds the three parking stalls required by the Municipal Code for a primary residence and accessory dwelling unit at this location. Off-street parking is not available along the property’s frontage as the old driveway is blocked by a decorative wall and fountain.

The property owner will be required to legalize all non-permitted construction as part of the Code Enforcement process regardless of City Council's decision to approve or deny the variance application. If the Variance is approved, the property owner may choose to convert the garage to a detached bedroom or game room with a covenant that the building will not be used as a separate dwelling unit or the owner may convert it to an accessory rental dwelling unit with payment of appropriate impact fees paid.

In order for City Council to approve a variance, the findings of fact outlined in Section 17.28.060.B. must be made as shown in Attachments B and C. Staff believes that in this circumstance findings to either approve or deny the Variance can be made and as such resolutions for both scenarios are drafted for City Council’s consideration (**Attachments B and C**).

Public Information:

The Notice of Public Hearing was published in the June 8, 2017 edition of the East County Californian and mailed to all property owners within 500 feet of the subject property.

Attachment A

The City of Lemon Grove received no comments in response to the Notice of Public Hearing and Environmental Analysis at the time this staff report was prepared. Staff will provide the City Council at the time of the public hearing with any comments.

Conclusion:

Staff recommends that the City Council conduct the public hearing and either approve the Resolution (**Attachment B**) to conditionally approve the variance application or approve the Resolution (**Attachment C**) to deny the variance application.

RESOLUTION NO.

RESOLUTION OF THE LEMON GROVE CITY COUNCIL APPROVING VARIANCE REQUEST VA1-700-0001 TO MODIFY OFF-STREET PARKING REQUIREMENTS FOR TWO OFF-STREET PARKING SPACES TO BE UNENCLOSED (NOT GARAGED) AT 6547 MACARTHUR DRIVE, LEMON GROVE, CALIFORNIA.

WHEREAS, the applicant, Miroslav Tomic, filed a complete application for a Variance request (VA1-700-0001) on May 18, 2017 to modify the Residential Low Zoning District's off-street parking development standards to have the two required spaces be unenclosed (not garaged) to accommodate the existing conversion of all on-site garages to habitable space on a lot developed with a single-family home at 6547 MacArthur Drive, Lemon Grove, California; and

WHEREAS, a variance request associated with the conversion of existing facilities is categorically exempt from the environmental review requirements of the California Environmental Quality Act pursuant to Section 15301; and

WHEREAS, a public hearing was duly noticed and held by the Lemon Grove City Council on June 20, 2017; and

WHEREAS, Section 65852.150 of the State Government Code finds and declares all of the following:

1. Accessory dwelling units are a valuable form of housing in California.
2. Accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods.
3. Homeowners who create accessory dwelling units benefit from added income, and an increased sense of security.
4. Allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock in California.
5. California faces a severe housing crisis.
6. The state is falling far short of meeting current and future housing demand with serious consequences for the state's economy, our ability to build green infill consistent with state greenhouse gas reduction goals, and the well-being of our citizens, particularly lower and middle-income earners.
7. Accessory dwelling units offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character.
8. Accessory dwelling units are, therefore, an essential component of California's housing supply; and

WHEREAS, the City Council determined that the following findings of fact as required by section 17.28.060(B) can be made as follows:

1. There are special property circumstances, (size, shape, topography, location or surroundings) that would cause the strict application of this title to deprive the property of rights enjoyed by other properties in the same vicinity and zoning district; and
 - a. The subject property is steeply sloped. The topography and shape of the property is

Attachment B

such that views of the rear yard from public right-of-way are not visible. The elevation at the front of the property along MacArthur Drive is approximately 10-15 feet above the finished grade of the basement floor and the pool immediately behind it. Moreover, the grade of the slope only steepens toward the back of the property. The proposed parking area/open space is suitable for proposed parking and visually obscured from the public right-of-way. Also, trees located on the property visually obscure the proposed parking area. Requiring the replacement of a garage in this area is not warranted since the parking spaces and garage are not visible from the public right of way. In addition, four uncovered parking spaces are provided where only two are required.

2. Granting the variance is necessary to preserve a substantial property right possessed by other property in the same vicinity and zoning district; and
 - a. Granting the proposed variance preserves the ability of the property owner to use their property in the manner proposed consistent with the intent of the General Plan land use designation. Other property owners in the vicinity do not have a garage.
3. Granting the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements; and
 - a. The proposed variance is without adverse impacts. Approving the variance preserve approximately 400 square feet of pervious surfaces reducing heat island effect and potentially provides additional housing that is deemed desirable by the State legislatures.
4. Granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the same vicinity and zoning district.
 - a. The stated purpose of the Off-street Parking regulations in the Municipal Code (Section 17.24.010) is multi-modal user equity, reduced traffic congestion and efficient use of the right-of-way and the parking area screening requirements (Section 17.24.050) are intended to protect properties from undesirable impacts of surrounding land uses and improve appearance, we can conclude that the two car garage requirement is intended to preserve community aesthetics and right-of-way function. Approving this variance with conditions will not compromise the stated purposes of either the Off-Street Parking Regulations or the Screening regulations. The subject parking area, which is accessed via driveway on the western property boundary and provides space for up to four (4) vehicles, is located both behind and below the grade of the existing single family dwelling and the fronting public street, MacArthur Drive, and the proposed parking area is not visible from the public right-of-way. There is ample parking for residents of both the main dwelling and accessory dwelling unit. Moreover, mature trees along the driveway screen the parking area from the view of the property immediately west of the subject property.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California hereby:

SECTION 1. Finds and determines that the facts set forth in the recitals of this Resolution are declared to be true; and

SECTION 2. Conditionally approves Variance VA1-700-0001, a request to modify the Off-street Parking requirements to allow required parking spaces to be unenclosed (without a garage) provided appropriate permits are obtained and finalized for all unpermitted construction on the property and provided four unenclosed parking spaces with wheel stops and appropriate ground

Attachment B

cover are installed and retained behind the existing single-family residence on a site developed with a single-family residence and detached garage at 6547 MacArthur drive, Lemon Grove, CA.

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RESOLUTION NO. | |

RESOLUTION OF THE LEMON GROVE CITY COUNCIL DENYING VARIANCE REQUEST VA1-700-0001 TO MODIFY OFF-STREET PARKING REQUIREMENTS FOR TWO OFF-STREET PARKING SPACES TO BE UNENCLOSED (NOT GARAGED) AT 6547 MACARTHUR DRIVE, LEMON GROVE, CALIFORNIA.

WHEREAS, the applicant, Miroslav Tomic, filed a complete application for a Variance request (VA1-700-0001) on May 18, 2017 to modify the Residential Low Zoning District's off-street parking development standards to have the two required spaces be unenclosed (not garaged) to accommodate the existing conversion of all on-site garages to habitable space on a lot developed with a single-family home at 6547 MacArthur Drive, Lemon Grove, California; and

WHEREAS, a variance request associated with the conversion of existing facilities is categorically exempt from the environmental review requirements of the California Environmental Quality Act pursuant to Section 15301; and

WHEREAS, a public hearing was duly noticed and held by the Lemon Grove City Council on June 20, 2017; and

WHEREAS, the City Council determined that the following findings of fact as required by section 17.28.060(B) cannot all be made as follows:

1. There are not special property circumstances, (size, shape, topography, location or surroundings) that would cause the strict application of this title to deprive the property of rights enjoyed by other properties in the same vicinity and zoning district; and
 - a. The property is not physically constrained by lot size, dimension, topography or its surroundings. The two car garage required by the strict application of the development standards in Residential Low Zoning District could be accommodated on the property.
2. Granting the variance is not necessary to preserve a substantial property right possessed by other property in the same vicinity and zoning district; and
 - a. Granting the variance request does not afford the applicant a substantial property right enjoyed by other property owners in the vicinity. Most property owners within the Residential Low Zoning District comply with Off-Street parking requirements. The property owner converted two separate two-car garages to habitable living space without permits bringing the property into nonconforming status.
3. Granting the variance will be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements; and
 - a. The variance application reduces garage parking in the area which is a required improvement.
4. Granting the variance constitutes a special privilege inconsistent with the limitations upon other properties in the same vicinity and zoning district.
 - a. Approval of the variance request would grant the property owner a special exception from the Residential Low Zoning District's development standards with which other property owners must comply. |

Attachment C

NOW, THEREFORE, BE IT RESOLVED that the [City Council] of the City of Lemon Grove, California hereby:

SECTION 1. Finds and determines that the facts set forth in the recitals of this Resolution are declared to be true; and

SECTION 2. Denies Variance VA1-700-0001, a request to modify the Off-street Parking requirements to allow required parking spaces to be unenclosed (without a garage) on a site developed with a single-family residence and a detached garage at 6547 MacArthur drive, Lemon Grove, CA.

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Attachment D

From: Miroslav Tomic, Property Owner
6547 MacArthur Drive
Lemon Grove, CA 91945

CITY OF LEMON GROVE

MAY 18 2017

To: Lemon Grove City Council
3232 Main Street
Lemon Grove CA 91945

DEVELOPMENT SERVICES

Re: Request for Parking Variance at 6547 MacArthur Drive

May 16, 2017

Dear Honorable Mayor Vasquez and Members of the Council,

I would like to request your consideration to approve a parking variance for a garage ARDU renovation at a residential site zoned Low-Density on the outskirts of town. This letter and the application enclosed serves as proof that there are special circumstances surrounding this rare zone, whereby granting a variance creates no obstruction to city streets/property setbacks, provides no special privilege, creates no health/safety hazards, and is consistent with the property rights enjoyed by the vast majority of those in our district.

Background: According to article 17.24.010, all single-family residential properties must have two spaces per unit, both of which must be in an enclosed garage. This law protects both the function and the aesthetics of our neighborhood city streets. Section 7 of this article gives you, the city council the right to permit a variance if the proposed project meets four specific requirements for approval. These are as follows:

1) There are special property circumstances involved with the project proposal site (size, shape, topography, location or surroundings).

- Fact: Over 90% of the parcels located in the city of Lemon Grove are on small lots zoned Medium to High Density. (See Zoning Map Attached). Without the requirement for garages, the proliferation of these small parcels would definitely crowd streets and neighborhoods and obstruct property setbacks.
- Fact: This project proposal is for a unique site in an area zoned Low Density. On conservative estimate, Low Density parcels constitute approximately **2% of all parcels in our city**. Like many of our neighbors, our plot of land is in excess of an acre. We have a fully landscaped front yard set-back that completely prohibits parking front of the house. There is a long asphalt driveway on the side of the home that leads into the back acre. On this gentle slop private open air area, there is a large (approximately 3,000 sq ft) flat historically used as the property's private off-street parking platform, (See Photos and Plot Map Attached). As noted in the project plan, there are 4 proposed off-street parking spots (With potential of up to 7 if ever needed). This ample off-street parking is completely invisible from the street and keeps both the front of our house and the required setbacks free and clear from any kind of parking obstruction.

Attachment D

2) Granting the variance is necessary to preserve a substantial property right possessed by others in the same vicinity and zoning district.

- Fact: A mid-day/mid-week walking survey of similar homes with a shared Low Density Zoning allocation on our street prove that only one-third (1/3) of the properties appear to comply with the residential parking requirement. Specifically, only eighteen (18) of fifty-two (52) nearby single family homes *appear* to have a two-car covered garage on the premise
- Fact: Of those eighteen (18) apparent two-car garages, eleven (11) garages were either fully or partially obstructed and had additional cars obstructing the required front and side setbacks. This observation (and other known 'neighborly' information) suggests that **the actual number of properties in our zoning district that have and use a functioning two-car garage is likely more around 13% (or 7 of 52=13%).**

3) Granting the *variance* will not be materially detrimental to the public health, safety or welfare, or injurious to the property or *improvements*;

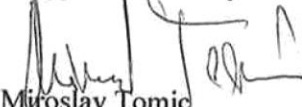
- Fact: No part of this request for variance is injurious, nor does it pose any level of risk to the health and safety of us or our neighbors.

4) Granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the same vicinity and zoning district.

- Fact: As noted in the supporting facts of part 2 above, granting this variance does not provide any special privileges that are inconsistent with the properties in the Low Density Zoning District. On the contrary, the special circumstances and culture of our particular zoning district is that individual property owners have more than enough land on their own parcels to accommodate parking for their use and the use of their guests. In the 14 years I have called MacArthur Drive my home, I have never known parking to be an issue for anyone on my shared street.

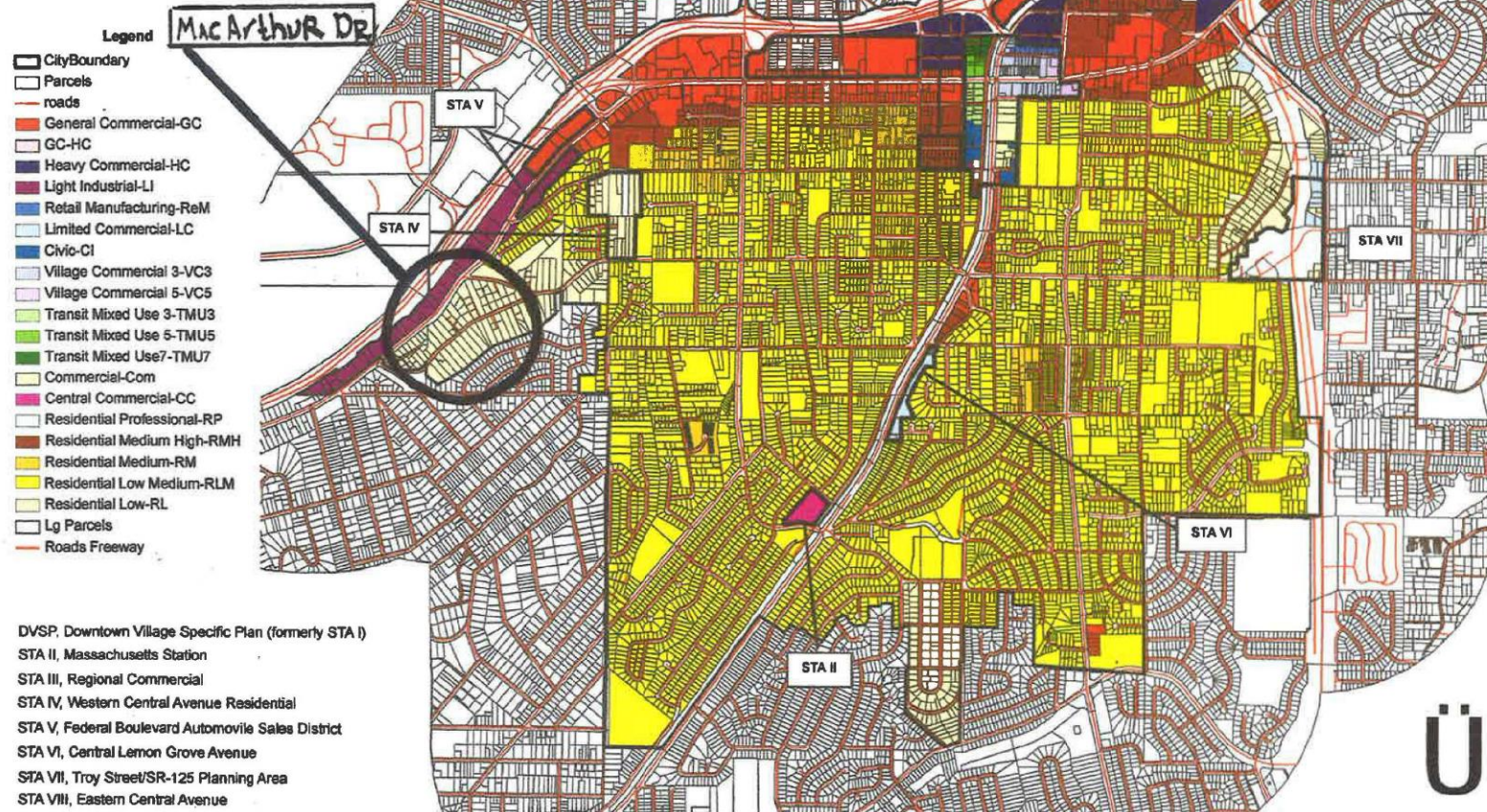
In conclusion, as a long-time home owner and resident of Lemon Grove, I completely support the city's effort to keep excess parked cars off of our public streets. I also support the city's efforts towards encouraging property owners to keep property set-backs free from obstruction. As you can see from the attached application, the request for this parking variance honors both of these goals. Enforcing a mandate to build another garage would only crowd the rare open-space preserve in our back acre. Further, the mandate would seem egregious, given the uniqueness of this zone, the support of our neighbors, and the predominant culture shared and enjoyed in the quiet peacefulness of our neighborhood.

In appreciation for your consideration,


Miroslav Tomic
Property Owner

MAP 2351
LOT #13 RANCHO MISSION
ASSESSOR'S PL 478-220-05
OWNER: MIROSLAV TOMIK
ADDRESS: 6547 MACARTHUR DR

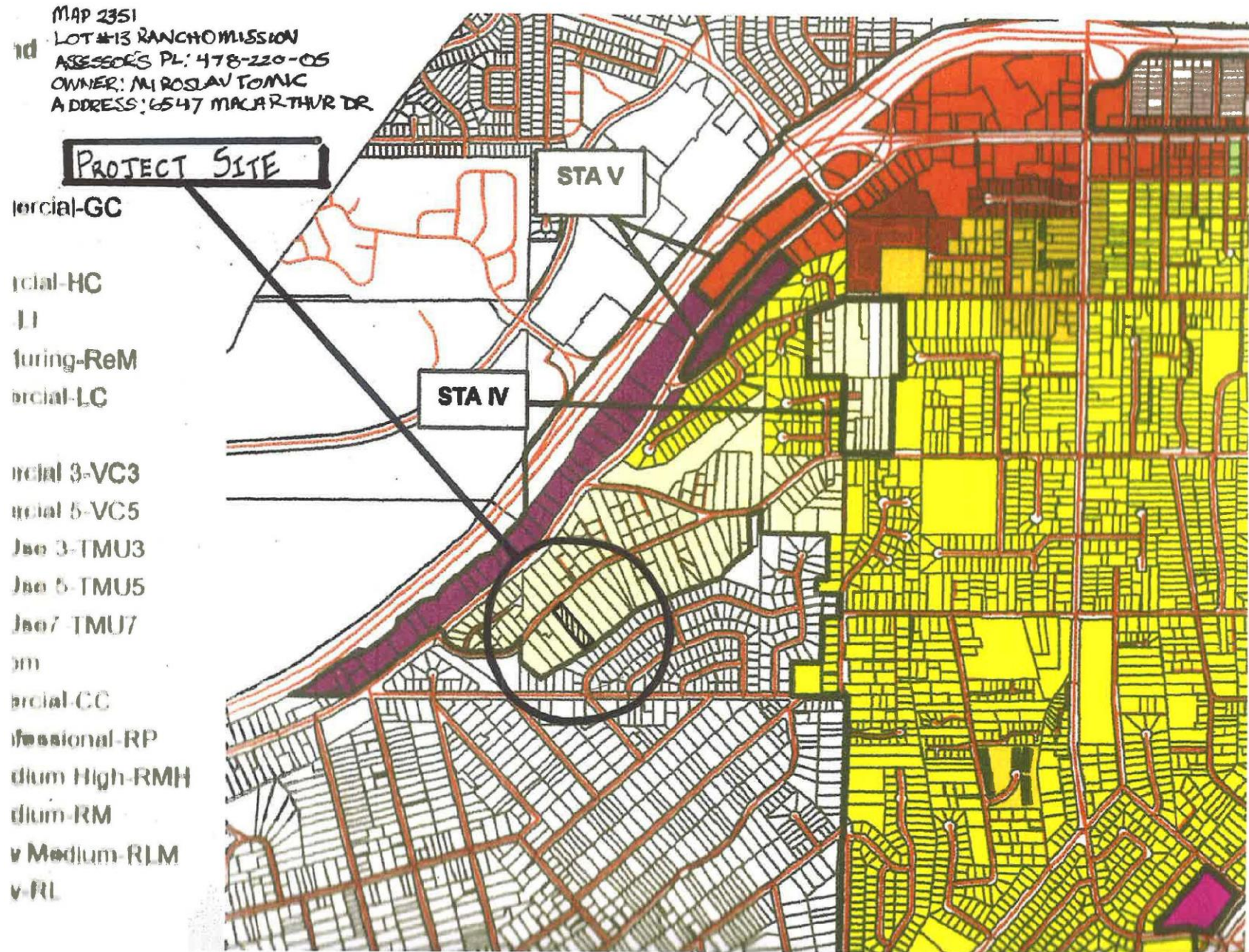
City of Lemon Grove Zoning Map



1 inch = 1,400 feet

January 2012

Attachment D



Map 2351
 Lot #13 Rancho Mission
 Assessor's PI #478-220-05
 Owner: Miroslav Tomic
 Address: 6547 MacArthur Drive

Project Name:
 Garage Conversion to ARDU &
 Tomic Parking Variance

Attached Photos Note:

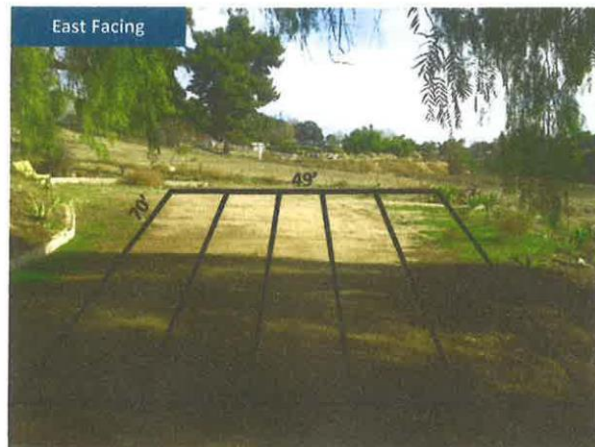
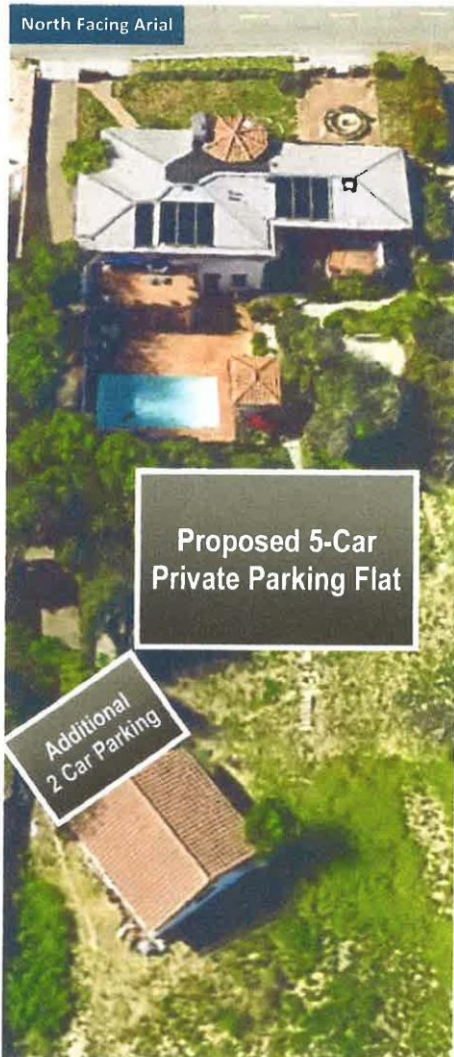
- Front of house street view
- Decorative gating & fully landscaped setback
- Back acre lot approx. 30 feet below street level elevation and entirely not visible as noted on photos pg 1 & 2
- Pre-existing permitted & approved asphalt driveway leading to large approx. 3,000 sq ft private parking flat
- ARDU maintains consistent roofing with main house & existing structures
- 5 spaces available on open flat 49' in width (9'x5 spaces=45')
- Each space in excess of the required 19' in length (70' length)
- ARDU has addition 2 off-street parking spaces, both amply measure in excess of 9'x19' and remain invisible to street



Attachment D

Map 2351
Lot #13 Rancho Mission
Assessor's PI #478-220-05
Owner: Miroslav Tomic
Address: 6547 MacArthur Drive

Project Name:
Garage Conversion to ARDU &
Tomic Parking Variance



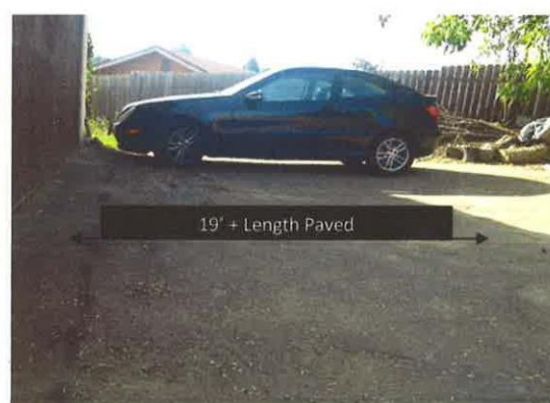
Attachment D

Map 2351
Lot #13 Rancho Mission
Assessor's PI #478-220-05
Owner: Miroslav Tomic
Address: 6547 MacArthur Drive

Project Name:
Garage Conversion to ARDU &
Tomic Parking Variance



Additional 2 Off-Street Parking Spaces for ARDU



Attachment D

From: Miroslav Tomic, Property Owner
6547 MacArthur Drive
Lemon Grove, CA 91945

CITY OF LEMON GROVE

MAY 18 2017

To: Lemon Grove City Council
3232 Main Street
Lemon Grove CA 91945

DEVELOPMENT SERVICES

Re: Parking Variance at 6547 MacArthur Drive, Proof of Hardship

June 1, 2017

Dear Honorable Mayor Vasquez and Members of the Council,

We have been residents of Lemon Grove and property owners of 6547 MacArthur Drive for the last 14 years. We purchased the home as a rehab in great disrepair and have spent the better part of the last decade creating the artistic residence you see now. As avid "do-it-yourselfers" we are proud of our home, but do not want the 'niceness' of any of our things to mislead you or anyone else. Up until this year we have led a comfortable, albeit modest artist lifestyle.

Miro draws a \$367/month social security check and Andrea has always managed to make up the difference in living expenses with her varied roles as a psychotherapist and non-profit director. Miro travels once a year to his childhood home in Croatia and stays there for several months. He does this in large part, because the cost of living is so much cheaper there.

The truth of the matter is that we were, in the past, just getting by. Now, since the horrible car accident Andrea was in just this last November (and AGAIN here in Lemon Grove this last March), expenses continue to rise out of control and \$30,000 to construct a new garage (that we never used to begin with) is just plain insurmountable.

It's been over 6 months since Andrea has been able to work at all. That first devastating car accident in November has left her with a brain injury that makes remembering/recording information very difficult. She still see specialists and treatment doctors 3-5x every week and while she's getting some of her previous thinking/speaking abilities back, her brain and body is still far away from what it used to be. There is question as to whether or not she will ever fully recover and make money as a therapist again.

We've attached a letter from Andrea's neurologist and Miro's SS stub to validate all of the above. We are also including Andrea's unfortunate letter of resignation as Director of Vanguard Culture the LLC and 501(c)3, after months of her continued inability to tolerate music, light, or noise.

We appreciate your heartfelt consideration.

Sincerely,



Miroslav Tomic
Property Owner

Your New Benefit Amount

1148964

BENEFICIARY'S NAME: MIROSLAV M TOMIC

Your Social Security benefits will increase by 1.7 percent in 2015 because of a rise in the cost of living. **You can use this letter when you need proof of your benefit amount to receive food, rent, or energy assistance; bank loans; or for other business.** Keep this letter with your important financial records.

How Much Will I Get And When?

• Your monthly amount (before deductions) is	<u>\$367.00</u>
• The amount we deduct for Medicare medical insurance is	<u>\$0.00</u>
(If you did not have Medicare as of Nov. 20, 2014,	
or if someone else pays your premium, we show \$0.00.)	
• The amount we deduct for your Medicare prescription drug plan is	<u>\$0.00</u>
(If you did not elect withholding as of Nov. 1, 2014, we show \$0.00.)	
• The amount we deduct for voluntary Federal tax withholding is	<u>\$0.00</u>
(If you did not elect voluntary tax withholding as of	
Nov. 20, 2014, we show \$0.00.)	
• After we take any other deductions, you will receive	<u>\$367.00</u>
on or about Jan. 21, 2015.	

If you disagree with any of these amounts, you must write to us within 60 days from the date you receive this letter. We would be happy to review the amounts.

You may receive your benefits through direct deposit, a Direct Express® card, or an Electronic Transfer Account. If you still receive a paper check and want to switch to an electronic payment, please visit the Department of the Treasury's Go Direct website at www.godirect.org.

What If I Have Questions?

Please visit our website at www.socialsecurity.gov for more information and a variety of online services. You also can call 1-800-772-1213 and speak to a representative from 7 a.m. until 7 p.m., Monday through Friday. Recorded information and services are available 24 hours a day. Our lines are busiest early in the week, early in the month, as well as during the week between Christmas and New Year's Day; it is best to call at other times. If you are deaf or hard of hearing, call our TTY number, 1-800-325-0778. If you are outside the United States, you can contact any U.S. embassy or consulate office. Please have your Social Security claim number available when you call or visit and include it on any letter you send to Social Security. If you are inside the United States and need assistance of any kind, you can visit your local office.

7961 UNIVERSITY AVE
LA MESA CA

Attachment D

ANDREA V. WEBSTER, M.A.

6547 MacArthur Blvd. San Diego, CA 91945. 619-453-9693. AndreaVielma00@gmail.com.

Susanna Peredo-Swap
Vanguard Culture
590 Fir Street
San Diego, CA 92101

February 10, 2017

Dear Mrs. Peredo-Swap,

As per our most recent conversations, I would like to offer my official resignation as Vanguard Culture's Director of Development and Community Engagement.

You all have been extraordinarily patient with me during this trying time of recovery. In the brief discussions we've had since the accident, I recognize that Vanguard Culture remains at a crucial time of organizational growth and development. I recognize that I still cannot give what I was giving prior to the accident, and that my disabilities are holding the growth of Vanguard Culture back.

After the many weeks have now passed, we come now to face the unfortunate reality that I still just do not currently have (and reasonably may not have), the physical or mental ability to lead this very important aspect of the company's operations in the near future.

As per previous agreements on salaries and co-ownership of the for-profit businesses doings, I hereby relinquish my rights to the agreed upon 50% equity of Vanguard Culture LLC, and the non-profit salary of \$55,000/year, agreed upon and voted in by the board in the summer of 2016.

It is with deep regrets that I furnish this letter of resignation. The mission and vision of Vanguard Culture was tremendously moving for me and I was/am terribly grateful for the opportunity to serve. Vanguard culture remains on the verge of great growth in its unique value proposition. While I can no longer officially serve in the roles formerly imagined, I look forward to watching the magic behind the vision of Vanguard Culture come to fruition.

Sincerely,



Andrea Vielma Webster, MA LMFT



CITY OF LEMON GROVE ADMINISTRATIVE CITATION

A) TYPE OF VIOLATION

Circle One: ☒ Warning 1st Citation \$100 2nd Citation \$200 3rd Citation \$500 4th Citation \$1,000

Payment of \$ 0 is due no later than October 12, 2016 to the City of Lemon Grove.
The City accepts cash, check or credit card.

If the violation is not corrected by the date specified therein and/or payment is not received by the date above, the next level of citation may be issued, other enforcement actions may occur, and penalties may be assessed (25% and interest at the rate of 10% per annum). Payment of fine does not excuse or discharge the failure to correct violation identified below.

B) RESPONSIBLE PARTY INFORMATION

Person(s) Cited: 1) Miroslav Tomic 2) _____

Circle One: ☒ Property Owner Tenant Business Owner Other _____

Mailing Address: 1) 6547 MacArthur Drive Lemon Grove, CA 91945-1323

2) _____

Business Name (if applicable): _____

C) VIOLATION(S) INFORMATION

Date (Violation Observed): Time (Violation Observed):

Location of Violation: 6547 MacArthur Drive 478-220-05-00
(Street Address) (APN)

Violation(s) Observed (Code Section and Description): complaint received for non-permitted construction

• 2013 CA Building Code Chapter 1 Section 5-Permits

• Uniform Administrative Code Chapter 3-Permits and Inspections

D) CORRECTION(S) REQUIRED TO BE COMPLETED BY: Submit plans to begin process to legalize non-permitted construction by October 12, 2016 OR Obtain demolition permit to remove non-permitted construction by October 12, 2016 * IF no non-permitted construction schedule compliance inspection by October 12, 2016 *

E) SERVICING CITATION INFORMATION

Enforcing Officer Name Paulo Romero Phone No. (619) 825-3800 Signature Paulo Romero Date 9-28-16

Citation Served (circle one): In Person ☒ By Mail Posted on Property

This citation may be appealed within thirty (30) days from date of correction identified in Section D. To request an appeal, a Request an Appeal Hearing form (available at City Hall or on the City website www.lemongrove.ca.gov) should be completed and returned to City Hall. In the event a Hardship Waiver is requested, the Request for an Appeal Hearing and Hardship Waiver forms are required within fifteen (15) days from the correction date identified in Section D.

WHITE-ORIGINAL

CITATION CARD-OWNER

Attachment F

6547 MacArthur Drive from Street



Driveway with Fountain and Wall and Gate



Attachment F

Converted attached garage with stone inlay



Proposed Parking Pad



Attachment F

Artistic Plaster Finish in Detached Garage



Detached Garage



Aerial and Vicinity Map



Attachment H

EXHIBIT A – PROJECT PLANS

Not Attached

Enclosed in City Council packet or available at City Hall for Review